

COMPREHENSIVE PLAN FOR ST. LOUIS COUNTY

TOWNSHIP OF ALDEN

Recommended by the Town Board, December 22, 1981.

Recommended by the St. Louis County Planning Commission, February 11, 1982.

Adopted by the County Board, March 22, 1982.

Effective Date: March 22, 1982.

## INTRODUCTION

The Town of Alden Planning Committee spent nearly 7 months in the development and review of a plan proposal; they were assisted by ARDC and funded by a State land use planning grant. The draft plan was then reviewed by the Town Board, which attempted to gauge community support by conducting several straw votes at town meetings, one of which staff attended. From further review by staff and the Planning Commission, a Plan was then adopted by the County Board. This document contains a goals and policies statement and a listing of land use concepts. Background information on which this document is based is available in the Office of Planning and Zoning.

## GOALS AND POLICIES

### NATURAL ENVIRONMENTAL GOALS AND POLICIES

Goal 1 - Preserve the natural environment.

Goal 2 - Conserve the Town's natural resources so they are available for future generations.

Goal 3 - Determine the best use of the land based on its natural characteristics.

Policy 1 - Future development in Alden should occur only where existing soil and slope conditions prior to development are suitable for structures and on-site sewage disposal systems.

Policy 2 - Encourage practices which maintain and promote unique vegetative and wildlife habitats.

Policy 3 - Encourage land use practices which enhance the scenic beauty of the area.

Goal 4 - Maintain the water quality of the Town's rivers and streams and ground water supply to ensure their continued use for recreation, domestic water consumption and aquatic habitat.

Policy 1 - Discourage practices which encourage rapid runoff.

Policy 2 - Discourage development in areas subject to flooding or in areas which would contribute to flooding.

Policy 3 - State water quality regulations should be enforced.

Policy 4 - County and State shoreland requirements should be enforced.

Goal 5 - Forest land shall be protected and managed as a natural resource, a recreational resource and an industrial resource, contributing to the general welfare and scenic beauty of the Town.

Policy 1 - Encourage individuals to use reasonable conservation measures including reforestation on privately owned lands.

Policy 2 - Encourage the economical utilization of valuable timber.

Policy 3 - Promote multiple use of forest lands.

#### LAND USE GOALS AND POLICIES

Goal 1 - Preserve the existing rural character of the Town.

Policy 1 - Discourage development on small lots not consistent with existing ownership patterns.

Policy 2 - Discourage moderate to large scale commercial and industrial development.

Policy 3 - Discourage the subdivision of inaccessible lands in large lot parcels of forty acres or greater.

Policy 4 - Alden should work with its neighboring Townships to prevent incompatible land use along its borders.

Policy 5 - Unsightly land uses should be screened.

Goal 2 - Promote careful utilization of Alden's sand and gravel resources.

Policy 1 - Landscape reclamation and restoration should be concurrent with extractive operations.

Policy 2 - All existing and proposed mineral extraction operations should be reviewed by the Township Planning Committee and the Town Board.

#### HOUSING GOALS AND POLICIES

Goal 1 - Provide a safe, healthful living environment for Township residents.

Policy 1 - Encourage on-going maintenance and rehabilitation of all housing units.

- Policy 2 - Encourage upgrading or removal of hazardous vacant structures.
- Policy 3 - Encourage the issuance of variances for structures on nonconforming lots in cases where a natural disaster requires rebuilding, and the site has potable water and an approved septic system.
- Goal 2 - Where compatible with existing land uses, encourage continued low density single family residential development of various types and costs consistent with the existing living environment.
- Policy 1 - Discourage mobile home courts and large-scale multiple family housing.

### ECONOMIC GOALS AND POLICIES

- Goal 1 - Encourage appropriate opportunities for residents to engage in individual businesses in the Town.
- Policy 1 - Encourage small-scale home businesses and occupations consistent with the existing land use and the rural character of the Town.
- Policy 2 - Encourage the preservation of family farms and areas devoted primarily to agricultural uses.

### WASTE DISPOSAL GOALS AND POLICIES

- Goal 1 - Promote a safe, effective, sanitary, and efficient means of waste disposal for all Town residents.
- Policy 1 - Encourage strict enforcement of all applicable standards concerning on-site sewage disposal and solid waste disposal.
- Policy 2 - Encourage homeowners to continue maintenance and upkeep on their on-site wells and sewage systems.
- Policy 3 - Oppose any State, regional, local or individual hazardous waste dumping in the Town or surrounding area.

### TRANSPORTATION GOALS AND POLICIES

- Goal 1 - Roads in Alden should provide safe, dependable, efficient, and economical travel.

- Policy 1 - Encourage needed improvements and maintenance of existing roadways.
- Policy 2 - Encourage placement of needed driver information signs.
- Policy 3 - Encourage the formulation of carpools.
- Policy 4 - Encourage measures to enforce speed limits and other traffic regulations.

#### PUBLIC SERVICE GOALS AND POLICIES

- Goal 1 - Encourage the citizens of Alden and other interested parties to participate in all phases of land use planning and Town government.
- Policy 1 - Public notice shall be made of all meetings affecting land use and Town finance in the Town of Alden.
- Policy 2 - Alden Township Planning Advisory Committee should continue to provide input to land use decisions in the Township.
- Goal 2 - Adequate public services should be provided by the Township, County, and State in order to protect the health, safety, and welfare of the residents.
- Policy 1 - Public services and facilities provided by the Township should be consistent with the Township Land Use Plan and should also be based on need and available financial resources.
- Policy 2 - Encourage the upgrading of the volunteer fire departments equipment, training, communication, and participation.
- Policy 3 - Promote the maintenance, construction, or upgrading of existing public buildings and facilities as needed.
- Policy 4 - Encourage development of a short-range town financial plan to obtain a more efficient use of Town revenues for capital and operating expense.



## PLAN CONCEPTS

The plan concepts recommend a specific course of action that should be taken in order to carry out the goals and policies. They are intended to make the Town's position on issues clear in order to resolve present and future land use conflicts. The following concepts should be viewed as the Town's current, but not necessarily permanent policy position on various issues. As circumstances change so do the issues; as the issues change so do community attitudes and desires.

### Concept 1 - Waterfront

This concept provides for compliance with the State's shoreland management program and shall include all land 300 feet either side of a stream that drains more than two square miles and lands generally within 1,000 feet of area lakes.

### Concept 2 - Forestry

The forestry concept has many purposes. Land falls within this category for many reasons, including suitability for forest management and forest product processing, or remoteness where development would require expensive public services and facilities. The land may also be environmentally unsuited for intense development. Lands within this category will likely be zoned to the largest lot size requirement available. Rezoning from the zone district implementing this concept may take place without a plan amendment only if it is a zone change to the next less restrictive zone district. In an effort to preserve management options on tax forfeited land and to prevent unwise capital investments in the development of that land, it is essential that this concept and related ones be reviewed with resource management plans developed by the Land and Timber Department.

### Concept 3 - Rural Estate

This concept recognizes that people live in rural areas to farm, including part-time, or participate in other activities needing large amount of land to meet their needs. Additionally, land may be placed in this category in order to avoid the public costs associated with urban sprawl. This concept can also serve as a buffer between highly developed residential uses and other uses. Rezoning from this implemented concept, where A-1 or FA zoning is usually applied, will require a plan amendment unless the rezoning is to a more restrictive lot size district.

### Concept 4 - CC (Community Center)

The integrity of existing community centers shall be preserved by encouraging their continuation and the location of similar services nearby. This can be accomplished by the identification of these areas, establishing this concept as a priority, and ensuring that zoning is appropriate to allow continuation and necessary expansion.





MAP

CONCEPT MAP  
ALDEN TOWNSHIP  
T53N R 12W

SEE ORIGINAL DOCUMENT



ARTICLE VI

EFFECTUATION

- Section 1 - This Ordinance shall take effect and be in full force on the 22nd day of March, 1982, upon its adoption by the St. Louis County, Minnesota, Board of Commissioners.
- Section 2 - Public hearing held by the St. Louis County Planning Commission on February 11, 1982.
- Section 3 - Recommended by the Planning Commission to the County Board for adoption on the 11th day of February, 1982.
- Section 4 - Commissioner Hall moved the adoption of this Ordinance and Commissioner Shannon duly seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Doty, Dodge, Kron, Shannon, Hoff, Anzelc,  
and Hall - 7

Nays: None

Absent: None

Abstain: None

This ordinance was declared adopted by the St. Louis County Board of Commissioners on the 22nd day of March, 1982.

GARY DOTY  
Chairman, County Board

Certified as a complete and accurate copy of  
Ordinance No. 25, Article II, Section 10.

RUSSELL PETERSEN  
Russell Petersen, County Auditor

ATTEST:

RAYMOND C CARLSON  
Raymond C. Carlson, Deputy Auditor

Clerk of the County Board